

# \$6,995 - 32445 Combine Dr, San Juan Capistrano

MLS® #OC25171200

**\$6,995**

4 Bedroom, 4.00 Bathroom, 2,555 sqft

Residential Lease on 0 Acres

The Farm, San Juan Capistrano,

This spacious two-story home was designed with family living in mind. On the first level, an open floorplan shared between the living and dining spaces serves as the heart of the home, with sliding glass doors that lead to the California Room. An office and bedroom complete the first floor, while three additional bedrooms -all of are en-suite - can be found upstairs. Caspian is a collection of new single family homes at The Farm. This Residence two has 2555 sq ft 4 beds 4 baths across from the Park and walking distance to the Association Pool with magnificent view of the mountains. This home is equipped with solar, tesla back up battery and tankless water heater with recirculating pump & water softener. Bedrooms are all wired for TV and Cat 6 and the thermostat can be controlled from your phone app. The chef in the family will enjoy preparing meals for the family in this gourmet kitchen equipped with Wolf Appliances & Subzero Refrigerator and Quartz Countertop Island. Also, Ring security system is available if one wishes to activate. This home has engineered wood, upgraded carpeting & tile flooring thruout the house. Neutral shades adorn all windows. Landscaping will soon follow. The Farm is a new gated community by Lennar in San Juan Capistrano. Fantastic location close to beach, the Mission in San Juan, Schools & restaurants and riding facilities and hiking trails. Enjoy this brand new construction at The Farm by Lennar.



Built in 2023

## Essential Information

MLS® #	OC25171200
Price	\$6,995
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,555
Acres	0.10
Year Built	2023
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cynthia Montinola
Listing Office	Harcourts Prime Properties

## Community Information

Address	32445 Combine Dr
Area	JS - San Juan South
Subdivision	The Farm
City	San Juan Capistrano
County	Orange
Zip Code	92675

## Amenities

Amenities	Clubhouse, Pool, Spa/Hot Tub
Utilities	Association Dues
Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Garage Door Opener
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Garage Door Opener
View	Hills, Mountain(s), Park/Greenbelt
Has Pool	Yes
Pool	Community, Association
Security	Gated Community, Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), Wired for Data
Appliances	SixBurnerStove, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	August 1st, 2025
Days on Market	33
Short Sale	N
RE / Bank Owned	N

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